

DLP Ref	SHLAA Ref	Parish	
NP 53	N/A	STEWKLEY	
Site Name/Address			
Land at Griffin Field, Stewkley			
Source of Site		Planning Status	Size
CALL FOR SITES NOMINATED BY OWNER		NONE KNOWN	0.03hectares
Description of the Site: Level ground, grassed with small trees to be relocated. Public right of way alongside proposed site.			
Planning History			
NONE KNOWN			
AVAILABILITY			
Site is available for development and could be progressed within five years.			
SUITABILITY: Policy Constraints			
Policies H1, H2, H3, H4, H5 CHD1, CHD3, ITP1, ITP2, & OG1, OG2,			
SUITABILITY: Physical Constraints			
Access: Direct access onto Griffin Field/ Manor Drive.			
Environmental: This is an infill site on an Affordable Housing development built in recent years. It provides the opportunity for two similar properties to those previously erected.			
Historic: There are no known historic features for this site.			
Landscape : Flat site presently Open Green space not utilised. Quite sufficient remaining open green space adjacent.			
SUITABILITY: Other Potential Constraints			
None known			
ACHIEVABILITY			
Stewkley Parish is a highly desirable location & properties are in constant demand. The village can comfortably accommodate sustainable additional new homes as the type proposed in the Neighbourhood Plan. Achievable within the next five years.			
Type of Use			
Small development of 2 two/three bed cottages.			

DELIVERY: Potential yield

2017-2022	2022-2027	2027-2032	2032+	Total 2017-2032
2	0	0	0	2
Site Density		Average Density of Surrounding Area (if known)		
As existing		High Density affordable housing		

CONCLUSION
This infill site provides the opportunity for two more affordable homes. It is most likely they would be built to sell direct to the purchasers rather than via the Housing Association.

A small development as proposed will provide a further two starter homes

Site Map and Photos

